

Chairperson Michael Beckendorf  
Vice-Chairperson Leo Gonzalez



Commissioners  
Pete Bienski  
Bobby Gutierrez  
Nancy Hardeman  
Scott Hickie  
G.H. Jones  
Kevin Krolczyk  
Prentiss Madison

## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, OCTOBER 17, 2013 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**
- 4. CONSENT AGENDA – *This Consent Agenda consists of items that are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.***

**a. Right-of-Way Abandonment **RA13-06**: North Washington Avenue at East 23<sup>rd</sup> Street**

*A request to abandon a 0.0826-acre portion of public right-of-way located at the southeast corner of North Washington Avenue and East 23<sup>rd</sup> Street and adjacent to Lots 6 and 7 in Block 28 of the Bryan Original Townsite in Bryan, Brazos County, Texas. (R. Haynes)*

*All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.*

**5. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).**

**a. Replat **RP13-15**: Block 28 of Bryan Original Townsite **Drawing****

*Proposed Replat of Lots 6 and 7 in Block 28 of the Bryan Original Townsite and an adjacent 0.0826-acre portion of public right-of-way that has been requested to be abandoned, being a total of 0.3696 acres of land located at the southeast corner of North Washington Avenue and East 23<sup>rd</sup> Street in Bryan, Brazos County, Texas. (R. Haynes)*

**b. Replat [RP13-21](#): North Garden Acres [Drawing](#)**

*Proposed Replat of Lot 1 in Block 5 of North Garden Acres Addition, being 0.5261 acres of land located at the northeast corner of Broadmoor Drive and East North Avenue in Bryan, Brazos County, Texas. (M. Dalton)*

**6. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

**a. Conditional Use Permit [CU13-09](#): Mohamed and Dorothy Khan**

*A request to amend a previously-approved Conditional Use Permit for a neighborhood service use (grocery store) on property located in a Residential District – 5000 (RD-5), specifically to allow beer and wine sales for off-premise consumption on property at 913 East Martin Luther King, Jr Street, located at the south corner of East Martin Luther King, Jr and Bradley Streets, being Lot 1 in Block 1 of the Keats Subdivision in Bryan, Brazos County, Texas. (M. Zimmermann)*

**7. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

**a. Rezoning [RZ13-16](#): William Bassichis, Kay Conlee, Syed Hyder and George Jezisek**

*A request to change the zoning classification from Office District (C-1) to Downtown – South District (DT-S) on approximately 1.8 acres of land generally adjoining both sides of the 200 block of West 28<sup>th</sup> Street between South Bryan and South Parker Avenues, being Lots 1- 6, Block 116; and parts of Lots 1–3 and parts of Lots 6-7 and Lot 8, Block 117; Bryan Original Townsite in Bryan, Brazos County, Texas. (R. Haynes)*

**8. ADJOURN.**

*The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).*

*The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, November 7, 2013 at 6:00 p.m.*

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

*Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al (979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.*